

Members Present: Greg Heyer, Richard Wimble, Martha Varney, Mark Kane and Scott Carpenter

Public Present: Amber Soter, ZA, Bob Heiser, VT Land Trust, Newt Garland

7:00 PM – G. Heyer called the meeting to order.

Amber Soter added Municipal Planning Grant (MPG) application discussion to the agenda.

Bob Heiser from VT Land Trust was present to discuss a conservation easement from New Garland involving his property that sits between Good Pond, Shepardson Hollow and Chafee Roads. Garlands property encumbers all the items that the VT Land Trust looks for in preservation. The land has significant frontage on Stone's Brook, and it is a mix of approximately 63 acres of forest and meadow land. It also contains an abundance of walking trails that Mr. Garland has created and maintained throughout his residency there spanning decades. Currently, public access is at Garlands discretion and that will continue while Garland owns the property. The VT Land Trust stated that they will need a local partner to maintain the trails as this isn't a service they provide. It would be available to have a parking lot created. A. Soter mentioned that if the trails are not going to be maintained the Land Trust is essentially preserving a walking path that will no longer be. The purpose of the Land Trust is to conserve land for recreation, agriculture and open space. The Town would like to see the trails maintained and trail easements were discussed and how other towns opt into them with conserved land. The Town will research this further. As the land is now, it will remain in Garland and his beneficiaries' control until it is sold one day. The conservation easement will remain in effect forever.

The VT Land Trust wanted to approach the PC because this land is in the center of our Residential District that encourages more density, growth and smaller lot sizes. Also though, the Residential District description does state that clustering is encouraged to preserve open land, forestland, and rural character". The PC agreed with VT Land Trust that this donation was very generous, it is a special piece of property and should be conserved.

The PC also had some general questions for Bob Heiser regarding Land Trust and how they choose which properties to conserve, what type of restrictions are put into an easement and how the sale works.

7:40 PM- M. Varney made a motion to approve the minutes from May 14, 2019. **R. Wimble 2nd**. All in favor.

The PC received an update from the Walkability Walk with Mark Fenton that occurred on June 12, 2019. A. Soter informed the board about the great attendance and simple ideas that were suggested for immediate impact.

The PC discussed an MPG applications. They agreed to apply for an MPG this session and agreed that last years application still applies with some tweaking. The goal will be to narrow down the scope (last years had too many topics) and try to make the application more attractive by including the true "why" and "need" of the study. The PC hopes to obtain funds to study current build out patterns and gain direction on suggested changes to help encourage and control growth in the appropriate locations of Town. Our Town is growing

rapidly and it is important that our Development Regulations align with growth patterns. The PC decided to focus on the Housing and Land Use sections of our Town Plan. While they feel that facility/utility/services is very important, they are discussing removing that item out of the application and encouraging the Utility Department to apply for the MPG next year. That topic is enough for a study itself.

There was a brief discussion on Regulations Amendments.

The next Planning Commission meeting will be August 6, 2019. There will be no meetings in July. The goal is to have the draft application for the MPG completed and many items in the Development Regulation amendments ready for review.

9:00 PM – S. Carpenter moved to adjourn; **M. Varney** second. All in favor.

Respectfully submitted,
Amber Soter, Assistant to the Planning Commission

Signed: _____ Date: _____
For the Planning Commission

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These minutes are unofficial until approved at the next regularly-scheduled meeting. All motions were unanimous unless otherwise indicated.